

JUST LISTED

21

Family Friendly Street in Alliston

35 Paddison Place
Alliston, Ont L9R 0J5
MLS® N13000006



Brian Lafazanos
SALES REPRESENTATIVE
(647) 333-2523



Steps to Schools & Playgrounds

\$995,000.00

9' ceilings + California shutters throughout
Main floor den/office – ideal for working from home
Open-concept great room with gas fireplace
Hardwood floors + updated light fixtures
Kitchen features:
Quartz countertops + tile backsplash
Custom island + pantry
Covered 15' x 15' deck with gas BBQ hookup
Landscaped yard with stone patio areas

FEATURES	Bedrooms:	4+1
	Bathrooms:	4
	Living Area:	2409 sqft
	Lot Size:	31.6' x 86'
	Basement:	

Finished basement with in-law potential. Kitchenette and rec room with fireplace. Above-grade windows, 3-piece bath, 5th bedroom with walk in closet.



Call me to view the home, or book an appointment:
www.35Paddison.com

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CENTURY 21 HERITAGE GROUP LTD.
BROKERAGE
35 Victoria Street East #3
Alliston, ON L9R1T3

CENTURY 21.
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Listing N13000006 Preview



35 Paddison Place
 New Tecumseth, ON L9R 0J5
 Residential Freehold - Detached
 For Sale - \$995,000 - New

CENTURY 21 HERITAGE GROUP LTD.

(905-775-5677)

BRIAN LAFAZANOS, Salesperson (647-333-2523)

Location

ASSESSMENT ROLL #	432403000504531	LOT SIZE CODE	Feet
PIN#	581380832	LOT IRREGULARITIES	38.1ft at rear
AREA	Simcoe	LOT SHAPE	Irregular
MUNICIPALITY	New Tecumseth	LOT SIZE SOURCE	GeoWarehouse
COMMUNITY	Alliston	LOT SIZE AREA/CODE	3971.88 Square Feet
FRONTING ON	West	ACREAGE	< .50
LEGAL DESC.	LOT 31, PLAN 51M968 SUBJECT TO AN EASEMENT FOR ENTRY AS IN SC965180 TOWN OF NEW TECUMSETH	WATERFRONT YES/NO	No
LOT FRONT	31.6	DIR.S	89/Victoria St E to Boyne St to John W Taylor
LOT DEPTH	86.7	MAIN CROSS STREETS	Boyne St & John W Tayloe

Amounts/Dates

HST APPLICABLE TO SALE PRICE	Not Subject to HST	POSSESSION DATE/TYPE	June 25, 2026 / Flexible
TAXES/YEAR	\$4,946 / 2025	HOLDOVER DAYS	90
CONTRACT COMMENCEMENT	April 15, 2026	SELLER NAME	HOBSON, MARK LEONARD;HOBSON, PAMELA KAY
EXPIRY DATE	June 30, 2026		

Exterior

LINK	No	APPROX. AGE	6-15
STYLE	2-Storey	YEAR BUILT	2012
VIEW	River	YEAR BUILT SOURCE	MPAC
EXTERIOR	Brick, Vinyl Siding	APPROX. SQUARE FOOTAGE	2000-2500
EXTERIOR FEATS.	Patio, Porch	ABOVE GRADE FINISHED SQFT	2409
FOUNDATION DETAIL	Poured Concrete	ABOVE GRADE FINISHED SQFT SOURCE	MPAC
ROOF	Shingles	BELOW GRADE FINISHED SQFT	804
GARAGE/TYPE	Yes / Built-In	BELOW GRADE FINISHED SQFT SOURCE	Estimated
GARAGE PARKING SPACES	2	PROP. FEATS./AREA INFLUENCES	Fenced Yard, Ravine, River/Stream, School
PARKING/DRIVE	Private Double	SURVEY TYPE	None
DRIVE PARKING SPACES	4	CABLE	Available
TOTAL PARKING SPACES	6	HYDRO	Yes
WATER	Municipal	SEWERS	Yes
POOL	None	GAS	Yes
SEWERS	Sewer	MUNICIPAL WATER	Yes
SPECIAL DESIGNATION	Unknown	TELEPHONE	Available

Interior

# OF ROOMS	9 + 4	FAMILY ROOM/BONUS ROOM	No
# OF BEDROOMS	4 + 1	BASEMENT	Apartment, Finished
# OF KITCHENS	1 + 1	FIREPLACE/STOVE	Yes
# WASHROOMS/PCS	1 / 2	FIREPLACE FEATS.	Natural Gas, Living Room
LVL	Ground	HEAT SOURCE	Gas
# WASHROOMS/PCS	1 / 4	HEAT TYPE	Forced Air
LVL	Second	AIR CONDITIONING	Central Air
# WASHROOMS/PCS	1 / 5	LAUNDRY LVL	Upper Level
LVL	Second	UNDER CONTRACT	Hot Water Tank-Gas
# WASHROOMS/PCS	1 / 3		
LVL	Basement		
INTERIOR FEATS.	In-Law Suite, Storage, Water Softener		

Rooms/Detail

	ROOM LVL	ROOM TYPE	LENGTH	WIDTH	DESC. 1	DESC. 2	DESC. 3
1	Ground	Foyer	2m	2m	Porcelain Floor	Closet	2 Pc Bath
2	Ground	Kitchen	6.6m	3.58m	Porcelain Floor	Centre Island	Quartz Counter
3	Ground	Dining Room	4.46m	3.37m	Hardwood Floor	Open Concept	Overlooks Living
4	Ground	Great Room	4.85m	3.97m	Hardwood Floor	Gas Fireplace	Open Concept
5	Ground	Den	3.49m	3.65m	Laminate	East View	
6	Second	Primary Bedroom	5.16m	4.25m	Hardwood Floor	Walk-In Closet(s)	5 Pc Ensuite
7	Second	Bedroom 2	3.48m	3.85m	Hardwood Floor	Double Closet	East View
8	Second	Bedroom 3	3.34m	3m	Hardwood Floor	Double Closet	South View
9	Second	Bedroom 4	3.32m	3.14m	Hardwood Floor	Double Closet	East View
10	Second	Laundry	2.81m	1.67m	Porcelain Floor	Laundry Sink	
11	Basement	Recreation	5.62m	4.62m	Laminate	Above Grade Window	Combined w/Kitchen
12	Basement	Bedroom 5	5.37m	2.7m	Laminate	Walk Through	Above Grade Window
13	Ground	Kitchen	3.56m	2.78m	Laminate	Bar Sink	Above Grade Window

Comments

REMARKS FOR CLIENTS

Welcome to 35 Paddison Place-set on one of Alliston's most sought-after, family-friendly streets. Located in a quiet, established neighbourhood just steps to schools, playgrounds, and scenic trails along the Boyne River, this spacious 2-storey home offers 2,409sf plus a finished basement with in-law potential. The main floor features 9-foot ceilings, custom California shutters, and a bright open-concept layout. A covered front porch leads to a welcoming foyer with powder room and a front den/office-ideal for working from home. The dining and great room showcase engineered hardwood, updated lighting, and a gas fireplace overlooking the backyard. The kitchen offers quartz countertops, tile backsplash, undermount sink, crown moulding, custom island, and Frigidaire appliances including a gas stove. A pantry closet, garage access, and walkout to the covered rear deck add everyday convenience. Upstairs features four generous bedrooms with hardwood floors, ceiling fans, and ample closet space. The updated main bath includes a quartz vanity, herringbone tile, and glass shower. The primary suite offers a walk-in closet and ensuite with soaker tub and separate shower. The finished basement adds flexible living space with a kitchenette, bright rec room with above-grade windows, electric fireplace, 3-piece bath, and a fifth bedroom with walk-in closet-ideal for extended family. Enjoy a landscaped yard with a covered 15' x 15' deck, gas BBQ hookup, and stone patio areas. Double garage with built-in cabinetry and parking for four in the driveway. A move-in ready home in an exceptional location-perfect for growing families.

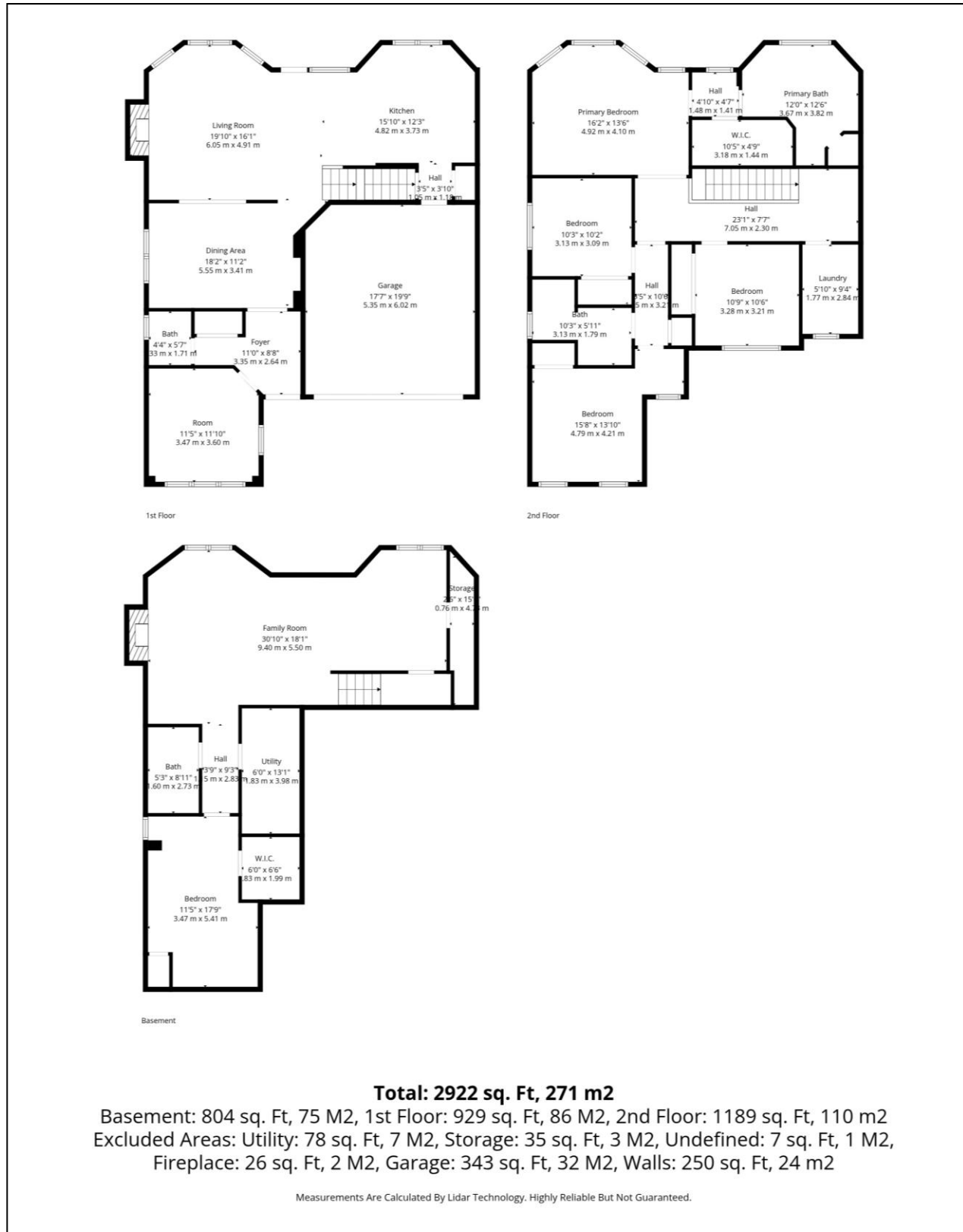
OFFER REMARKS

Please include Schedule B.

INCLUSIONS

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35 Paddison Place, Alliston – Floorplan



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Detailed Feature List

35 Paddison Place, Alliston

Summary: Welcome to 35 Paddison Place—set on one of Alliston’s most sought-after, family-friendly streets. Located in a quiet, established neighbourhood just steps to schools, playgrounds, and scenic trails along the Boyne River, this spacious 2-storey home offers over 2,400 sq ft plus a finished basement with in-law potential. The main floor features 9-foot ceilings, custom California shutters, and a bright open-concept layout. A covered front porch leads to a welcoming foyer with powder room and a front den/office—ideal for working from home. The dining and great room showcase engineered hardwood, updated lighting, and a gas fireplace overlooking the backyard. The kitchen offers quartz countertops, tile backsplash, undermount sink, crown moulding, custom island, and Frigidaire appliances including a gas stove. A pantry closet, garage access, and walkout to the covered rear deck add everyday convenience. Upstairs features four generous bedrooms with hardwood floors, ceiling fans, and ample closet space. The updated main bath includes a quartz vanity, herringbone tile, and glass shower. The primary suite offers a walk-in closet and ensuite with soaker tub and separate shower. The finished basement adds flexible living space with a kitchenette, bright rec room with above-grade windows, electric fireplace, 3-piece bath, and a fifth bedroom with walk-in closet—ideal for extended family. Enjoy a landscaped yard with a covered 15’ x 15’ deck, gas BBQ hookup, and stone patio areas. Double garage with built-in cabinetry and parking for four in the driveway. A move-in ready home in an exceptional location—perfect for growing families.

PROPERTY

- ~31ft x 87ft lot
- Four car paved driveway

HOUSE

- ~2,409 SqFt
- Covered front porch
- California shutters throughout
- Brick and vinyl exterior siding

MAIN FLOOR

- 9ft ceilings on the main floor
- **FOYER – 6.56 ft x 6.56 ft**
 - Porcelain tile floor
 - Sliding mirror closet door
 - **Two-piece powder room, one-piece toilet**
 - Custom millwork
- **DEN/OFFICE – 11.45 ft x 11.98 ft**
 - Laminate floor
 - East view
 - Rough in sink in floor – former salon
- **KITCHEN – 21.65 ft x 11.75 ft**
 - Porcelain floor
 - Undermount sink
 - Quartz counters
 - Tile backsplash
 - Wall cabinets with skirt and crown moulding
 - Frigidaire: refrigerator with ice & water, gas stove, dishwasher
 - Pantry closet
 - Walkout to garage
 - Walkout to rear yard

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- **DINING ROOM – 14.6 ft x 11.05 ft**

- Hardwood floor
- Open concept
- Contemporary lighting

- **GREAT ROOM – 15.91 ft x 13.02 ft**

- Hardwood floor
- West views
- Open concept
- Gas fireplace
- Ceiling fan

SECOND FLOOR

- 8ft ceilings
- Single door hall closet

- **PRINCIPAL BEDROOM – 16.93 ft x 13.94 ft**

- Hardwood floor
- Ceiling fan
- West view
- Walk-in closet
- TV wall mount
 - **ENSUITE – Soaker tub, separate shower with tile surround and glass door. One piece toilet. Porcelain tile. Crown molding.**

- **SECOND BEDROOM – 11.42 ft x 12.63 ft**

- Hardwood floor
- Sliding double-door closet
- Custom feature wall with mill work
- Ceiling fan
- East views
- TV wall mount

- **THIRD BEDROOM – 10.96 ft x 9.84 ft**

- Hardwood floor
- Sliding double-door closet
- Ceiling fan
- South views
- TV wall mount

- **FOURTH BEDROOM – 10.89 ft x 10.3 ft**

- Hardwood floor
- Sliding double-door closet
- Ceiling fan
- East views

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- **MAIN BATHROOM**
 - Herringbone porcelain tile floor
 - Custom vanity with quartz counter
 - Custom tile shower with niches & glass door

- **LAUNDRY ROOM – 9.22 ft x 5.48 ft**
 - Porcelain tile floor
 - Laundry sink
 - Wall cabinets
 - GE Dryer & Kenmore washer

BASEMENT

- 100 Amp breaker panel service
- Bell Fiber internet
- Two storage closets

- **KITCHENETTE – 11.68 ft x 9.12 ft**
 - Laminate floor
 - Single sink
 - Bar fridge
 - Laminate counter
 - Pot lights
 - Above grade window
 - West view
 - Eating area

- **RECREATION ROOM – 18.44 ft x 15.16 ft**
 - Laminate floor
 - Pot lights
 - Above grade window
 - Electric fireplace
 - Open concept
 - TV wall mount

- **FIFTH BEDROOM – 17.62 ft x 8.86 ft**
 - Laminate floor
 - Walk in closet
 - Above grade window

- **BATHROOM**
 - Porcelain floor
 - Three piece
 - Corner shower with glass door
 - Crown molding
 - One piece toilet

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- **MACHINICAL ROOM**

- Gas hot water heater – rental
- Storage space
- Water softener
- Keeprite furnace

GARAGE – 19.10 ft x 17.07 ft

- 10ft x 7ft garage door
- 8' ceiling
- Two car parking
- Hose bib
- Electrolux Central Vacuum; includes hose & powerhead - As Is (does not work on second floor)
- Built in cabinets and counters
- Built in work bench
- Refrigerator (as is; only works as freezer)
- Garage door opener

REAR YARD

- **REAR DECK - 15'7" x 15'**
 - Covered deck
 - Natural gas hookup
- Fire pit patio area

INCLUSIONS

- Frigidaire fridge, gas stove, dishwasher. Basement bar fridge. GE dryer. Kenmore washer. TV wall brackets. Garage fridge - as is. Electrolux Central vac - as is - does not work on second floor.

RENTALS

- Water heater - \$53.29 - Reliance. Doorbell camera - \$12.00.

SERVICES – 2025 Totals

- Water & Sewer – Town of New Tecumseth - \$785
- Electricity – Alectra - \$1535
- Gas – Enbridge - \$1264

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35 Paddison Place, Alliston – Aerial

